

21 BAWDLANDS  
CLITHEROE  
BB7 2LA

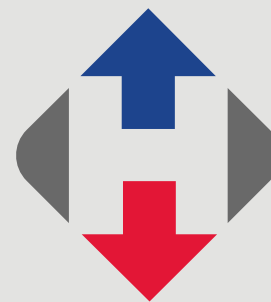
£89,950



- Charming stonebuilt terrace cottage
- Living room & kitchen
- Double bedroom, 3-piece bathroom
- Gas CH & UPVC double glazing
- Town centre location
- Ideal investment, sold with tenant in situ
- Shared yard & private outhouse
- 43 m2 (463 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated a short walk from Clitheroe town centre and its ever growing number of amenities, this charming cottage would make an ideal investment and is being sold with the tenant in situ.**



**This unique and characterful property comprises a spacious living area with 'Living Flame' fire, kitchen with staircase to the first floor, a good-sized double bedroom and a large bathroom with a 3-piece suite with shower.**

**Outside the property has use of a small yard area shared with one other property and a private outhouse. The property benefits from double glazed windows in UPVC frames throughout.**

**LOCATION:** From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road straight along and past the The Horseshoe pub on the left. Number 21 is further along on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** With UPVC external door.

**LIVING ROOM:** 4.3m x 3.4m (14'2" x 11'3"); with laminate wood effect flooring, 'Living Flame' gas fire in feature surround, low voltage lighting, television point, telephone point and electric meter cupboard.

**KITCHEN:** 3.5m x 1.8m (11'6" x 6'0"); with base and wall level storage cupboards with complementary work surfaces, built-in electric oven, 4-ring electric hob, single drainer stainless steel sink unit, staircase to the first floor landing, UPVC external door to the rear of the property and tiled flooring.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.2m x 2.5m (13'1" x 8'2").

**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with a shower over, part-tiled walls, built-in storage cupboard and wall-mounted combination central heating boiler.

**OUTSIDE:** To the rear of the property is a shared low maintenance yard with one private outhouse with plumbing and drainage for an automatic washing machine.





**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**ADDITIONAL INFORMATION:** The property is being sold with tenant in situ. The current rental income is £5,400 per annum.

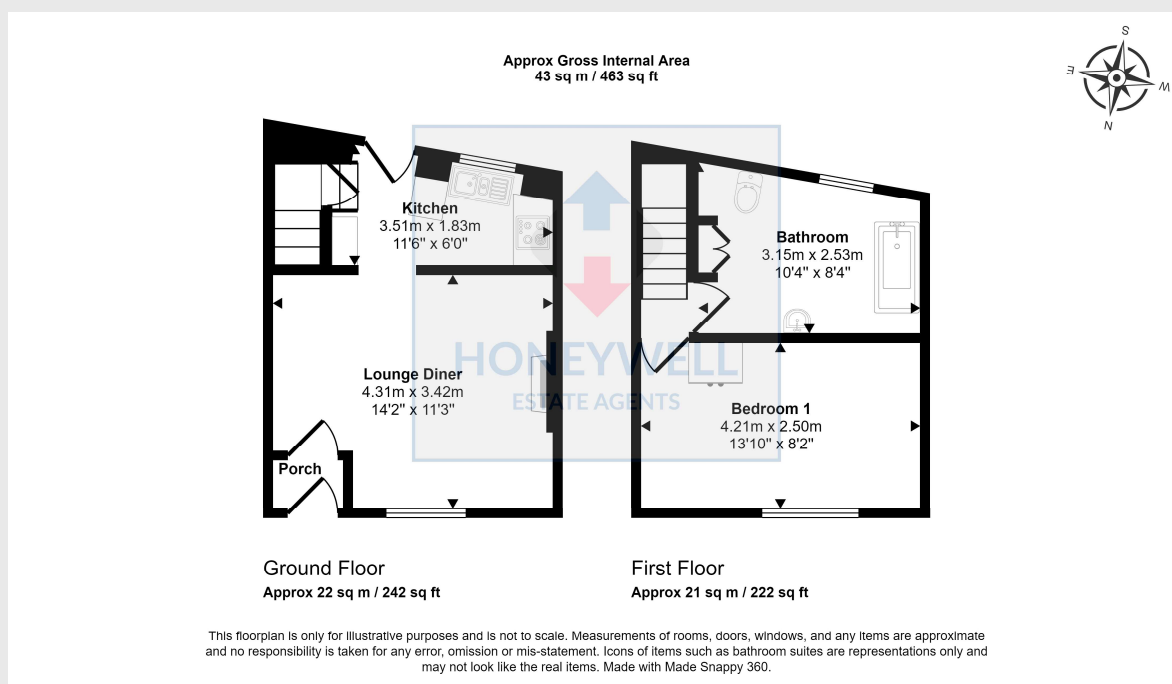
**COUNCIL TAX BAND A.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*21 Bawdlands, Clitheroe, BB7 2LA  
MJ/CJ/170724*

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